

**ORDINANCE NO: A09-9**

**AN ORDINANCE TO AMEND THE OFFICIAL ZONING MAP OF  
THE TOWN OF BRIDGEVILLE TO CHANGE THE ZONING DESIGNATION OF  
+/- 0.5101 ACRE OF LAND FROM RPC RESIDENTIAL PLANNED COMMUNITY  
DISTRICT TO R-1 RESIDENTIAL DISTRICT**

**WHEREAS**, Mr. Thomas Hopkins, with the consent of Baldwin Family Farms, LLC, filed an application on January 29, 2009 to amend the zoning classification of +/-0.5101 acre of land in the Town of Bridgeville from RPC Residential Planned Community to R-1 Residential;

**WHEREAS**, on the 10<sup>th</sup> day of June, 2009, a hearing was held before the Planning and Zoning Commission and the Commission recommended to the Commissioners of Bridgeville the approval of the application; and

**WHEREAS**, the Commissioners of Bridgeville held a public hearing on the 13<sup>th</sup> day of July, 2009 and after considering the presentation of the applicants and property owner and opening the meeting for comments from the public, the Commissioners unanimously determined that the amendment to the zoning district designation promotes the health, safety, morals, convenience, order, prosperity and welfare of the present and future inhabitants of the Town of Bridgeville and that the change of zone is for the general convenience and welfare of the inhabitants of Bridgeville;

**NOW, THEREFORE, THE COMMISSIONERS OF BRIDGEVILLE HEREBY ORDAIN:**

Section 1. Pursuant to the Land Use and Development Ordinance of the Town of Bridgeville, the zoning designation of the following property shall be changed from its present designation as RPC Residential Planned Community to R-1 Residential:

ALL that certain lot, piece or parcel of land lying and being in the Town of Bridgeville, Sussex County, Delaware, located on Delaware Road No. 17 (Federalsburg Road), designated on the Tax Map of the Sussex County Department of Finance as Parcel Identification No. 1-31-14.00-4.00. Parcel area before modification: +/- 0.9641 acre. Area of parcel 1-31-10.00-45.00 to be added to parcel 1-31-14.00-4.00 equals +/-0.5101 acre. Total area after modification: 1+/-0.4742 acres, as more particularly shown on a

survey of "Extension of Existing Lot of the Lands of Thomas B. Hopkins", dated August 18, 2006, prepared by Ramesh C. Batta Associates, land surveyors.

Section 2. This Ordinance shall take effect immediately upon its adoption by a majority vote of all the members elected to the Commissioners of Bridgeville.

COMMISSIONERS OF BRIDGEVILLE

By:   
President

Attest:   
Secretary

Dated: July 13, 2009